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LAS VEGAS DEVELOPMENT GROUP, LLC
7

8 UNITED STATES DISTRICT COURT
9 DISTRICT OF NEVADA
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12 LAS VEGAS DEVELOPMENT GROUP, LLC,)
a Nevada limited liability company,)

13 Plaintiff,)

Case No. 2:15-cv-1127-APG-DJA

14 vs.)

15 SHIRLEY C. YFANTIS, an individual;)
CRYSTALIA L. YFANTIS, an individual;)
16 WELLS FARGO BANK, NA, a National)
Banking Association; NATIONAL DEFAULT)
17 SERVICING CORPORATION, an Arizona)
corporation; MARIA BARROGA, an)
18 individual; ANASTACIA CEPEDA, an)
individual; SECRETARY OF THE)
19 DEPARTMENT OF HOUSING AND URBAN)
DEVELOPMENT, a federal governmental)
20 agency; EVERGREEN MONEYSOURCE)
MORTGAGE COMPANY, a Washington)
21 corporation; DOE individuals I through XX;)
and ROE CORPORATIONS I through XX,)

22 Defendants.)
23

24 **STIPULATION TO DISMISS**

25 COMES NOW Plaintiff, LAS VEGAS DEVELOPMENT GROUP, LLC, and
26 Defendants, SHIRLEY C. YFANTIS; CRYSTALIA L. YFANTIS; EVERGREEN
27 MONEYSOURCE MORTGAGE COMPANY; and WELLS FARGO BANK, N.A., by and
28

1 through their undersigned counsel, and hereby stipulate and agree as follows:

- 2 1. The instant action was filed by the Plaintiff to recover title and possession of real
3 property commonly known as 9986 Otterburn Street, Las Vegas, Nevada 89178,
4 Assessor Parcel No. 176-28-613-097 (*“the ‘Property’*).
- 5 2. The parties to this stipulation have entered into a confidential settlement
6 agreement resolving all claims by and between them, including the Complaint, all
7 Counterclaims and Crossclaims.
- 8 3. The Plaintiff’s claims against Defendant, Secretary of the Department of Housing
9 and Urban Development, were dismissed pursuant to this Court’s Orders dated
10 November 25, 2015 and December 1, 2015. [ECF #53, 57].
- 11 4. Defendants, Maria Barroga and Anastacia Cepeda did not answer or otherwise
12 appear in response to the Plaintiff’s Complaint. A Default was entered against
13 said Defendants on December 24, 2015. [ECF #67]. The settlement referenced
14 above has rendered the Plaintiff’s claims against said Defendants moot. As a
15 result, the Plaintiff hereby voluntarily dismisses its claims against said Defendants
16 with prejudice in their entirety.
- 17 5. The Plaintiff’s claims against Defendant, National Default Servicing Corporation,
18 were effectively dismissed pursuant to an Order Approving Declaration of Non-
19 monetary Status and Overruling Objection entered on April 25, 2016. [ECF #81].
- 20 6. Wells Fargo Bank, N.A.’s claims against Rio Vista Homeowners Association and
21 Absolute Collection Services, LLC, were dismissed pursuant to this Court’s
22 Orders dated June 20, 2016. [ECF #111, 112].
- 23 7. Defendants, Shirley C. Yfantis, Crystalia L. Yfantis, and Evergreen Moneysource
24 Mortgage Company’s, claims against Secretary of the Department of Housing and
25 Urban Development were dismissed pursuant to this Court’s Order dated February
26 26, 2020. [ECF #143].
- 27 8. Each party hereto shall bear its own costs and fees.
- 28 9. Having been resolved via confidential settlement, all remaining claims at issue

herein are hereby dismissed with prejudice. The instant action shall be closed.

Dated this 15th day of April, 2020.

ROGER P. CROTEAU &
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Evergreen Moneysource Mortgage
Company, Crystalia L Y. Yfantis,
and Shirley C. Yfantis

IT IS SO ORDERED.


UNITED STATES DISTRICT JUDGE
Dated: April 15, 2020.